



The Salisbury Planning Board held its regular meeting Tuesday, July 24, 2012, in the City Council Chamber at Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Josh Canup, Will Hasselmann, Richard Huffman, Benjamin Lynch, Thomasina Paige, David Post, Carl Repsher, Patricia Ricks and Bill Wagoner

ABSENT: Herman Felton, Jr., and Randy Reamer

STAFF: Patrick Ritchie, Preston Mitchell, Joe Morris and Diana Moghrabi

Carl Repsher called the meeting to order. Karen Alexander arrived late and resumed as chair.

- The agenda was adopted as submitted.
- Minutes of the June 12, 2012, meeting were approved as revised via email adding Randy Reamer as present.

NEW BUSINESS

A. Conditional District Map Amendment

CD-05-2012 (RCCC-Fire and Emergency Training Facility)

This request from Rowan-Cabarrus Community College (RCCC) is to amend an existing Conditional District Overlay and the Land Development Ordinance (LDO) by rezoning tax map and parcels 060-0720000001 and 063-013, 1333 South Jake Alexander Boulevard, to allow for the continued development of the RCCC campus, specifically for a Fire and Emergency Training Facility.

Staff Presentation by Preston Mitchell, Staff Liaison

Case materials were received at the last minute as a septic permit and a variance from Salisbury Rowan Utilities were obtained.

Preston oriented the Planning Board to the RCCC North campus. This site is closest to the Old Concord Road entrance to the campus. Planning Board referred to Plan documentation C3.0. The amendment includes the mock fire station, a helicopter pad, and a commercial burn building used for training, as well as, the driveway and parking areas. The buildings have limited fenestration; RCCC is requesting standards that are normally required for a commercial building be exempt for this situation.

The petition maintains the current IC (Institutional Campus) zoning district. RCCC has a large-scale 30/40-year master plan. Planning Board will review the overall master plan later this year.

Alternative designs requested:

- Changes in building materials
- Changes in building design standards in terms of fenestration
- Lighting will not come up until construction documents are submitted

Staff does not believe there are applicable policies for this type of amendment or development and recommends approval. The Technical Review Committee made provisional approval subject to addressing all technical comments—which they did.

The 2008-51 Ordinance created the original Conditional District which will be amended if City Council adopts a new ordinance to allow for this amendment. The Primary Building Materials list will be updated specifically for the training facility to allow for smooth-face block and a separate section regarding alternatives to the design standards—fenestration.

RCCC is asking to utilize a temporary (“Temporary” can be 20-25 years.) septic system until the overall master plan can be developed and approved as a CD amendment and until additional buildings are built. If a sewer is constructed now, it could have a negative effect on the build-out of the rest of the campus. SRU allowed the variance.

Water runoff will be collected in ponds where it will be filtered; the solids and contaminants will be removed before being released into the streams. It will not go through the sanitary sewer. They will be setting hay bales on fire. They will not use highly combustible material or pollutants.

Bill Wagoner recused himself since he serves on the RCCC Foundation Board of Directors 2012-13.

Petitioner

Brian Crutchfield, PE, PLS—Office Director of the Timmons Group, 2030 S. Tryon Street, Suite 3C, Charlotte, North Carolina—addressed the Planning Board.

City Staff, he said, did a great job explaining the project. They tried to include a wish list of items the fire training staff wanted. Due to funding, they are only able to fulfill highest priority needs. A fire tower was hoped for, but will be next when funding becomes available.

Firefighters from the region will use this facility. They will use props on the concrete pads and set them on fire. Trucks will be brought in as training takes place; they will not be permanent.

The sanitary sewer will be used infrequently. They appreciate not having to incur the expense of the SRU sewer connection at this time. The next building will bring sanitary sewer closer to this site.

There is no common space in the mock building as this will not be a fully occupied building. It will be used for equipment storage. They want the building for training and not aesthetics.

Board Discussion

The board had concerns regarding soil pollution and received reassurance that would not happen.

They also had concerns about not putting windows on the mock fire station. Natural light provided by a few windows would be good to be able to see in the interior, not just for aesthetics.

Board Decision

Thomasina Paige made a MOTION that, "The Planning Board finds that CD-05-2012 RCCC-Fire and Emergency Training Facility is not inconsistent with the goals, objectives and policies of the Vision 2020 Comprehensive Plan and hereby recommends approval. Patricia Ricks seconded the motion with all members VOTING AYE. (9-0)

Bill Wagoner returned to the dais.

OTHER BUSINESS

- Agenda packets included committee assignments and a Planning Board membership roster.
- The Development Services Office has moved to 132 N. Main Street in the first floor.
- The Planning Board requests training.

ADJOURN

There being no further business to come before the Planning Board the meeting was adjourned at 5 p.m.

Karen Alexander, Chair

Diana Moghrabi, Secretary